Project #16-004
Blue Haven
Located at 743 North 800 East

REPORT SUMMARY...

Project Name:	Blue Haven
Proponent / Owner:	Ryan Mackowiak / John Brandley, David Brandley, Michael Bybee
Project Address:	743 North 800 East
Request:	Code Amendment & Design Review Permit
Current Zoning:	Campus Residential (CR)
Type of Action:	Legislative/Quasi-Judicial
Date of Hearing:	January 14, 2016
Submitted By:	Russ Holley, Senior Planner

RECOMMENDATION
Staff recommends that the Planning Commission recommend **denial** for the Code Amendment proposal and **conditionally approve** a Design Review Permit for Project #16-004, Blue Haven, for the property located at 743 North 800 East, TIN# 05-040-0003; -0010; -0018; -0020.

Current Land use adjoining the subject property

North:	CR: Residential Uses	*East:*	PUB: Utah State University
South:	CR: Residential Uses	*West:*	CR: Residential Uses

Existing Conditions
The project site consists of four (4) different parcels containing four (4) existing structures and totaling 1.54 acres. Two (2) parcels front onto 800 East and contain the majority of land area. Two (2) smaller parcels front onto a small circular frontage of the 750 East Cul-de-sac. The existing structures are currently being used as student housing. The site contains significant slopes, sloping downward east to west, with a total elevation change of approximately 39 feet.

CODE AMENDMENT PROPOSAL
The applicant is proposing to amend the Land Development Code (LDC) 17.12.110 & 17.15.120 so that maximum densities are based on number of occupants/beds per acre rather than current ordinance language, which limits number of dwelling units/apartments per acre. The existing maximum density in the Campus Residential (CR) zone is 40 dwelling units/apartments per acre with a maximum occupancy of up to 6 individuals per unit (no more than 2 per bedroom). The proposal is to amend the code to allow 240 occupants per acre configured in any number of dwelling units/apartments. For example, one could have 240 one-bedroom apartments, 120 two-bedroom apartments and so on per acre of land in the CR zone.

Staff conducted research of six college towns throughout the state and nation to determine if other cities based densities off total number of beds verses total number of apartments. All six cites base their densities off apartments/dwelling units per acre. Throughout zoning history in Logan City, with the exception of group homes/sororities/fraternities which are individually conditional permitted, maximum densities have always been based off of dwelling units per acre. The City allows up to three unrelated individuals per dwelling unit except for the Campus Residential Zone, which allows up to a maximum of six (6) unrelated per dwelling units. The allowance of up to 6 individuals does increase overall numbers and gives the option for more apartment unit size diversity and provide a wider range of housing options. Not all student housing projects maximize occupancy levels and some in recent years, based on market demand from young married or similar situations, have been built with low bedroom counts.

The CR zone was created to intentionally locate students near Utah State University for reasons including, reduced transportation impacts and relief to rental pressures on traditional single family neighborhoods. The Logan City General Plan indicates a density range of 30-50 units per acre and general regulations to accomplish goals based on future growth demands. The CR zone specifically regulates growth and development through the City's adopted zoning ordinance (Land Development Code). Density of up to 240 units per acre would conflict with the adopted General Plan. Going from 40 units per acre to 240 units per acre would result in 6 times more kitchens and most likely additional bathrooms and overall square footages causing utility and infrastructure adjustments. Staff would consider the probability of sub-letting to increase in 240 one-bedroom apartments' verses 40 six-bedroom apartments.

Although the CR zone has been slightly adjusted, or refined, over the past few years based on being brand new, added experience in student housing development and ample community feedback, staff concludes that the existing code manages growth appropriately based on the direction given in the General Plan and recommends denial of this code amendment.

DESIGN REVIEW PERMIT

The applicant is proposing to demolish all four (4) existing buildings on the site, combine the properties into one and construct a 171,762 SF student housing building with a 299 stall parking structure that is separated into two sections on the east and west sides of the property. The proposal is for 114 dwelling units and 366 beds. The CR zone allows 40 dwelling units per acre and with a 1.54 acre site, 61 dwelling units with a maximum occupancy of 366 would be allowed. Pending the adoption or denial of the proposed code amendment, the project is conditioned to meet densities allowed within the CR zone.

Site Design

Setbacks

The Land Development (LDC) requirements for setbacks in the CR zone are as follows (as measured from property lines):

Front:	10 feet
Side:	5 feet
Rear:	10 feet
Parking (Front):	10 feet
Parking (Side/Rear):	5 feet

The proposed building and parking lot is located at the following distances (as measured from property lines),

Front (east):	10 feet
Side (north):	8 feet
Side (south):	8 feet
Rear (west):	15 feet
Parking Front (east):	10 feet
Parking Rear/Side:	5 feet

As proposed the project meets the setback standards in the LDC.

Lot Coverage

The LDC §17.15.120 establishes a maximum lot coverage of 60% (building(s) footprint). Considering the total lot size of 1.54 acres (67,082 SF) and a proposed building footprint at 32,865 SF (fifth floor/800 E Street level) the lot coverage would equal 49%. As submitted, the proposed lot coverage complies with the maximum allowance in the LDC.

Open Space

The LDC §17.15.120 requires 20% open space and an additional 10% useable outdoor space. Generally, open space consists of landscaping (plant material) and usable outdoor space

consists of decks, patios and other similar outdoor improvements. Based on the property size of 67,082 SF, a minimum of 13,416 SF of landscaping and 6,708 SF outdoor space for a total of 20,124 SF open space shall be provided. The proposed project indicates 14,873 SF of landscaping and 16,765 SF of usable outdoor space (patios, decks, walkways) for a total open space of 31,638, meeting the LDC requirement as submitted.

Landscaping Numbers
The LDC 17.39.050 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the CR zone. For 1.54 acres, 30 trees and 77 shrubs, flowers and ornamental plants would be required as per the LDC. No landscaping plan has been submitted at this point. As conditioned, minimum landscaping complies with the requirements in the LDC.

Alternative Parking Plan
The LDC 17.38.050 allows projects to submit alternative parking plans for consideration in unique development situations. The Community Development Director is authorized to allow up to a 15% reduction in required off-street parking. The Planning Commission is authorized to make reductions greater than 15%. The CR zoning district requires one (1) parking stall per every one (1) occupant. The proposed project shows 366 beds with 299 parking stalls with a ration of 82% (18% variation from the standard). The applicant has submitted documents and research showing student housing complexes and data suggesting that 71% is sufficient. Staff questions their methods and data collection techniques because simply driving through a parking lot at night doesn't necessarily tell the entire story. There may be apartment vacancies in the complex or there may be occupants out of town or a number of other unknown variables. Staff would consider data collection and research based off of apartment manager information that includes number of total units, number of total beds, number of vacancies, visitor or guest policies and number of occupants with a vehicle in their position as more conclusive information. Based on staff's experience in recent years, students at Utah State University with a vehicle typically range between 80%-95%, and considering guests and visitors, a one to one ratio is reasonable. In addition, the recent adopted increase in parking requirements from 0.5 to 1 per occupant in the CR zone suggests that leaders would like to see higher parking ratios to mitigate overflow parking into adjacent neighborhoods. Staff is recommending parking to be 100% of the requirement.

Parking
The LDC §17.15.120 requires one (1) parking stall per occupant. The proposed project includes the consideration of an alternative parking plan. As conditioned with the consideration and decision of the submitted alternative parking plan, the project meets the off-street parking stall requirements in the LDC.

Pedestrian Circulation
LDC 17.37.150 requires that developments provide safe, reasonably direct and convenient pedestrian access between each building and sidewalks along adjacent streets. The project is designed to accommodate pedestrian movement and circulation. As conditioned, the project meets pedestrian circulation requirements in the LDC.

BUILDING DESIGN
Maximum Building Mass
LDC 17.15.120 limits building mass to no more than 120' in length. Buildings shall have a minimum 20' separation to provide open space and pedestrian access. The proposed project has a street fronting (800 East) building length of 210 feet. The building is separated into sections (wings) that face 800 East and are 54-62 feet wide creating recessed courtyards that are approximately 60 feet in depth. Building wings are connected by center hallway corridors creating "H" shaped building footprints. The three building wings create the illusion of three

smaller buildings from the street at approximately 54-62 feet wide. The LDC indicates "separate" buildings and as proposed with a connected building the project does not comply with the LDC. From 800 East the "H" shaped building will give the impression of meeting the intent of the building width code requirement and the connecting hallway corridors are in part to meet ingress and egress building code requirements. As conditioned, the project meets the requirements in the LDC.

Materials
The LDC 17.15.120 states that buildings should be designed with interesting forms and roof shapes for diversity and that no more than three (3) building materials should be used. Vinyl and T1-11 materials are not permitted in this zoning district. Materials used on the front façade should wrap at least fifty percent of the side and rear façades for building design continuity. As submitted with Stucco, Fiber Cement Board and metal canopies and trim, the project meets minimum building material requirements in the LDC.

Elevations
The LDC 17.15.120 indicates that walls should be divided up into distinct planes of 1000 SF (buildings taller than 35') or less to reduce the amount of blank walls on building elevations. Acceptable breaks include windows, balconies, wall articulation or changes in color or material. As proposed with the articulation, windows, material and color changes, the project meets building elevation requirements in the LDC.

Building Height
The LDC 17.15.120 limits building height in the CR zone to 55 feet. The proposed building is approximately 50 feet tall on the east side and 60 feet tall on the west side. Average grade planes have been established based on finish grades and show a building that averages 55' or less. As submitted, the project complies with the building height requirements in the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS
Comments were solicited from the following departments or agencies:

• Fire	• Engineering
• Water	

PUBLIC COMMENTS
Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments were received.

PUBLIC NOTIFICATION
Legal notices were published in the Herald Journal on 12/31/15 and the Utah Public Meeting website on 1/7/16. Public notices were mailed to all property owners within 300 feet of the project site on 12/30/15. The property was posted with the Community Development Department Land Use Action sign on 1/8/16.

RECOMMENDED FINDINGS FOR DENIAL OF CODE AMENDMENT REQUEST
The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The Land Development Code's Campus Residential maximum density of 40 units/acre was established through public process with resident input and neighborhood feedback;
2. The current densities in the CR zone are within the range set forth in the General Plan with planning and engineering efforts and future growth impacts based on these figures.
3. A density of 80 units per acre in the Campus Residential zone is not consistent with the direction of the General Plan.

RECOMMENDED CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. This project is approved for the density allowed in the CR Zone.
3. The Planning Commission rejects the proposed alternative parking plan and requires the project to provide one parking stall per every one occupant.
4. The Planning Commission considers the building in substantial conformance with the LDC concerning the 120' maximum width with the 60' deep courtyards, 20' minimum width, considering building code ingress/egress and with the addition of windows, trees and landscaping and darker materials to the recessed hallway building elevation.
5. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
    a) Street trees along 800 East planted in the parkstrip at every thirty (30) linear feet on center.
    b) Open Space and Useable Outdoor areas shall total a minimum of 20,124 SF.
    c) A total number 30 trees and 77 shrubs, perennials and grasses shall be provided.
    d) Shrubs, grasses and perennials shall be planted around storm water, garbage dumpsters and parking areas to visually screen these utilitarian areas from public view.
    e) Varieties and sizes of all plant material shall be specified on the plan and plant quantities shall be per LDC §17.39.050 and include a minimum of 25% evergreen varieties for year-round visual interest.
6. Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
7. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
8. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
9. All rooftop mechanical equipment shall be fully screened form view.
10. A stoop with weather protection shall be provided for all street facing elevations.
11. Sidewalk connections shall be provided every 120' to adjacent streets.
12. Lockable and weather protected bike racks shall be provided.
13. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:

    a. Engineering - contact 716-9160

    - This project appears to encompass 4 existing lots; a Boundary Line Adjustment will be required for the new development.
    - All existing water service lines and sewer laterals shall be capped at City water and sewer main lines if not used
    - Storm Water shall be designed per Logan City Storm Water Design Standards, an additional requirement shall be that all rainfall events less than or equal to the 90th percent storm event shall be maintained and infiltrated onsite and not be allowed to discharge to City drainage system, including canals and ditches. A portion of this could be stored and used as secondary water in accordance with state law.
    - Implement Low Impact Design features for storm water collection system to the maximum reasonable extent that this site allows to infiltrate the required storm less than or equal to the 90th percentile storm event.
    - Provide sewer flow data and discharge location(s) to City. City will then input into a recently developed sewer flow model to ensure that increased flows from this

development can be handled by the existing system. Should any portion of the existing system be impacted negatively due to these increased flows, development shall be responsible to upsize and/or correct these impacts.

- Based on water model run results improvements will be need to be addressed during the design of this project to ensure fire, domestic and irrigation flows can be supplied and meet the State of Utah minimum pressures.
- The City does not have any form of drainage system in this area of development other than curb and gutter. Surface runoff from storm events can be discharged to the curb and gutter after the first 1" has been collected for infiltration onsite and at design release rates. If development encounters any ground water and intends to install a footing/structural drainage system, this will need to be piped to the nearest canal for discharge. This will not be allowed to discharge into the curb and gutter. Canal permission will be required to discharge this flow into the canal.
- Provide City with water shares and/or water rights for increased demands of this development on the City system.
- All onsite fire lines to building and hydrants shall be considered a private line; developer shall enter into a agreement with City regarding these lines. City will provide developer with a draft copy of this agreement.
- Developer shall remove all existing curb accesses and repair/reconstruct curb to City standards.
- City right of way shall not be used as onsite storage and parking.
- Project must maintain sidewalk accessibility all times and meet ADA/OSHA requirements.
- City streets shall be maintained for public parking and not construct equipment or personnel parking.
- Bracing for any shoring needed for construction of project shall be kept within project limits and not allowed to be anchored into City right of way or adjoining properties.
- Developer shall enter into a agreement with City regarding repairs of any infrastructure damaged during construction activities.
- City code does not allow class V injection wells in a well source protection zone, this site is located in a source protection zone 2. This means that all storm water infiltration must be from the surface and not from an underground system.

b. Fire —contact 716-9515

- Fire Apparatus Access from 750 East on the West and 800 East on the East.
- Current problems exist on 750 East. Parking crowds the street to less than 20 ft. in width and do not leave enough room for fire apparatus turn around.
- Aerial Apparatus provided on 800 East.
- FDC location has not been identified yet. Hydrants will be required within 100 ft of FDCs.
- According to Table B105.1 the fire flow for a 183,898 sq ft building of type IIIB construction is 8,000 gpm.
- If applying the 75% reduction to fire flow as allowed in B105.2 for fire sprinkler systems the required fire flow becomes 2,000 gpm.
- I'm concerned about the 4" main line feeding a new hydrant in the cul-de-sac.
- All new hydrants on 800 East shall be on the 10" line not the 6" line.
- According to the fire flow model provided by the engineering department 2596 gpm @ 20 psi, exists at the 10" line at 743 North 800 East.
- FH 013956 at approx. 800 E 800 N (North West corner) as a fire flow of 960 @ 20 psi.

c. Water—contact 716-9622

- The proposed Fire Hydrants on 800 East will need to be connected to the existing 10"

water line, not the existing 6" water line.

- The Fire Flow Memo did not address fire flows for a proposed Fire Hydrant on the end of the existing 4" line in 750 East. The City will run a model for this proposed Fire Hydrant and issue an additional Memo. If fire flows are inadequate, developer will be responsible for upgrades to ensure adequate fire flows.
- Each separate building will need its own water service and meter, if entire development is one building then one meter will be adequate.
- 1-) Building water main must have a RP (ASSE1013) as it enters the building before any branch offs or connections. Must be tested.
- 2-) The land scape irrigation must have a high hazard back flow assembly installed and tested.
- 3-) Fire suppression system must have a minimum DCDA (ASSE1048) installed and tested.
- 4-) All currently adopted IPC back flow rules shall be followed.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The proposed building and site developments are consistent with the ordinance and regulations associated with the CR zoning district.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. As conditioned the proposed project provides adequate off-street parking in conformance with Title 17.
4. The project meets the goals and objectives of the CR zoning designation within the Logan General Plan by providing housing near Utah State University.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. 800 East provides access and is adequate in size and design to sufficiently handle traffic related to the land use.

LOGAN CITY UNITED IN SERVICE
COMMUNITY DEVELOPMENT

APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

Date Received	Received By	Receipt Number	Zone	Application Number
12-10-15	RH	512874	CR	PC 16-004

Type of Application (Check all that apply):

☒ Design Review ☐ Conditional Use ☐ Subdivision ☐ Zone Change ☐ Administrative Design Review
☒ Code Amendment ☐ Appeal ☐ Variance ☐ 4950' Design Review ☐ Other _____

PROJECT NAME

BLUE HAVEN

PROJECT ADDRESS
743 N 800 E
LOGAN, UT 84321

COUNTY PLAT TAX ID #
05-040-0003, 05-040-0010, 05-04-0018, 05-04-0020

AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)
RYAN P MACKOWIAK
AE URBIA ARCHITECTS

MAIN PHONE #
801-746-0456

MAILING ADDRESS	CITY	STATE	ZIP
2875 S DECKER LAKE DR.	SALT LAKE CITY	UT	84119

EMAIL ADDRESS
RYAN@AEURBIA.COM

PROPERTY OWNER OF RECORD (Must be listed)
JOHN BRANDLEY + DAVID R BRANDLEY

MAIN PHONE #
435-760-9333
801-781-0776

MAILING ADDRESS	CITY	STATE	ZIP
1688 E 1460 N	**LOGAN**	**UT**	**84341**
1163 S. 920 E., OGDEN, UT 84404			

EMAIL ADDRESS
JOHNBRANDLEY@GMAIL.COM
DAVE@DSBRANDLEY.COM

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED
(Include as much detail as possible - attach a separate sheet if needed)

PLEASE SEE ATTACHED PROJECT DESCRIPTION

Total Lot Size (acres)
1.54

Size of Proposed New Building (square feet)
PARKING GARAGE = 137,291 SF
HOUSING = 183,898 SF

Number of Proposed New Units/Lots
123 UNITS (372 BEDS)

- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -

I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.

Signature of Property Owner's Authorized Agent

I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.

Signature of Property Owner

Council Workshop: Feb. 2
hearing: Feb. 16

aeurbia
architects and engineers
2875 south decker lake drive, suite 275
salt lake city, utah 84119
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webpage: aeurbia.com

10 DEC 2015

PROJECT DESCRIPTION

Blue Haven is a student housing development accommodating 372 students built on a steeply sloped site. Height above average grade plane will not exceed 55' in accordance with zoning ordinance. Some areas of the project will be 4 stories above average grade plane; other areas will be 5 stories.

The project will include a mix of 1-, 2-, 3-, 4- & 5-bedroom units each with kitchen & living spaces, gathering/communal spaces, leasing office, rooftop patio, retail space. Project will also include parking garage of up to 4 levels. Based on the topography of the site, parts of the parking garage will be below grade, other areas of the garage will be exposed concrete. It is anticipated that the project will be wood construction over post-tensioned concrete slab and slab-on-grade.

Open space and Usable Outdoor Space will be provided to meet minimum requirements of city zoning ordinance. Trash facilities will be provided.

Exterior finish materials to include, but not be limited to, EIFS/stucco, fiber-cement siding and trim, exposed concrete, aluminum storefront window systems, vinyl/aluminum picture windows, pre-finished metal canopy and parapet wall cap, pre-finished metal gateway structure, internally illuminated building signage.

Application for this project includes a text amendment to allow more units/acre than currently allowed by the zoning ordinance, in order to provide 1-, 2-, 3- and 4- bedroom units without sacrificing overall student counts. Total student count will not be affected by text amendment.

Also included is an Alternative Parking Plan, which is being submitted in order to reduce the required parking count based on proximity of Project to Utah State University campus.

MEMO

TO: John Brandley
FROM: Kordel Braley, PE, PTOE, Austin Feula, EIT
DATE: December 11, 2015
SUBJECT: Logan, Utah USU Student Housing Parking Study

RSG has conducted a parking study for the proposed student housing project in Logan, Utah. This parking study has been conducted to meet Logan City's guidelines for an "Alternative Parking Plan" (Logan City Development Code – 17.38.050).

1.0 SUMMARY OF KEY FINDINGS

We offer the following summary of key findings based on the analysis presented in this memorandum:

- The current Logan parking ordinance would require 1 parking stall per bed in the proposed student housing complex to be located near 800 North 800 East.
- ITE *Parking Generation*, an industry standard for parking demand, does not contain data for student housing complexes.
- RSG conducted parking counts at multiple apartment complexes in Logan, Orem, and Provo. The average peak parking demand for three sites located in close proximity to the proposed student-housing complex was **0.71** vehicles per student. Data collected in Provo and Orem showed peak parking demand less than 0.7 vehicles per student.

5. The Campus Residential Zone was created for this location. Campus Residential "recognizes the need for additional student housing and is intended to relieve the student housing pressure on traditional single-family neighborhoods (17.12.110). The proposed development will satisfy that objective, and will alleviate the need for student to be in the single-family neighborhoods and will place students essentially right on campus;
6. This development will assist in accommodating the growing USU student population;
7. The proposed development is in line with and satisfies many goals of Logan's general plan. For example, it addresses future growth, promotes walking and biking due to its proximity to campus, is an efficient use of the site, improves infrastructure, and it places occupants in the Campus Residential zone, which is intended to facilitate the highest density development; and
8. The proposed development and text amendment would not increase the overall density, but would only increase how the overall density may be allocated and utilized to provide for and accommodate students' housing demands.

Your consideration of the proposed text amendment is appreciated.

J:\USR\Real Estate\Brandley, John\Memo.Text.Amendment.doc

2.0 PROJECT DESCRIPTION

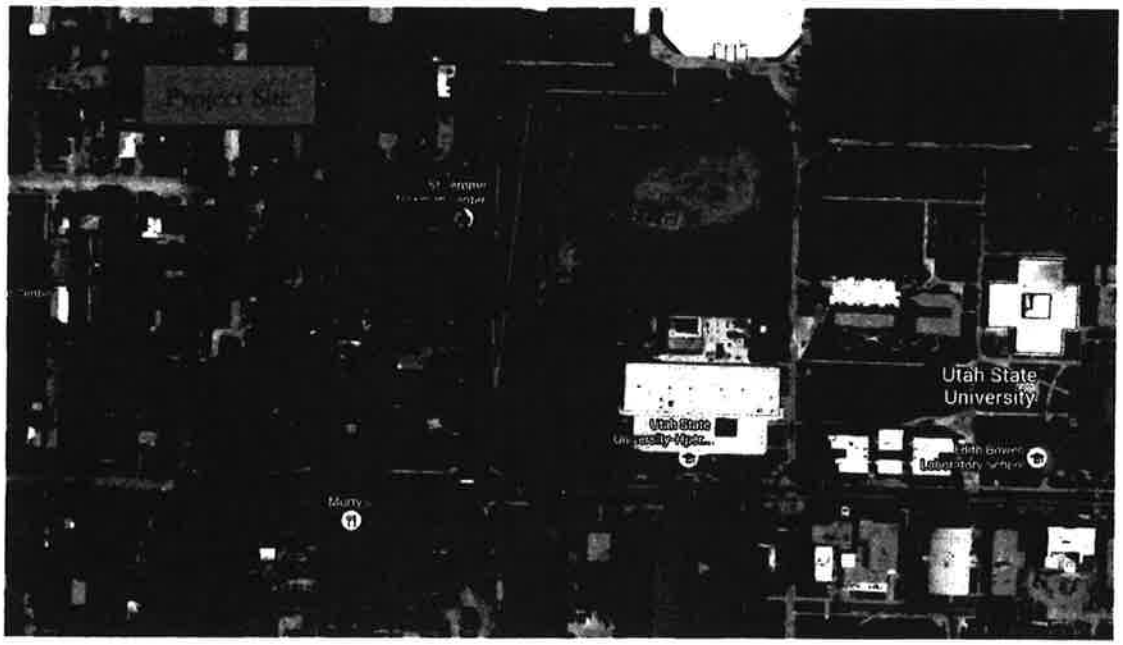
This study evaluates the parking requirements for a 400-bed student housing project. The proposed project would be located between 750 East and 800 East, and south of 800 North in Logan, Utah. Figure 1 presents the location of the proposed project.

It is our understanding that Logan requires 1 parking space per bed for student housing. Based on this requirement the proposed project would require 400 parking spaces.

Due to the proximity of the proposed student housing project to the Utah State University (USU) campus, it is believed that the parking demand will be less than 1 parking space per occupant, which would justify a lower number of total parking spaces.

To examine a reduction in the required number of parking spaces, RSG evaluated national parking demand data published by the Institute of Transportation Engineers (ITE). Due to limited data in that reference, RSG also collected parking occupancy rates at numerous existing student housing proximate to USU. For additional comparison, RSG also collected parking occupancy rates at student housing proximate to Brigham Young University (BYU) and Utah Valley University (UVU).

FIGURE 1: PROJECT LOCATION



3.0 NATIONAL PARKING DEMAND DATA

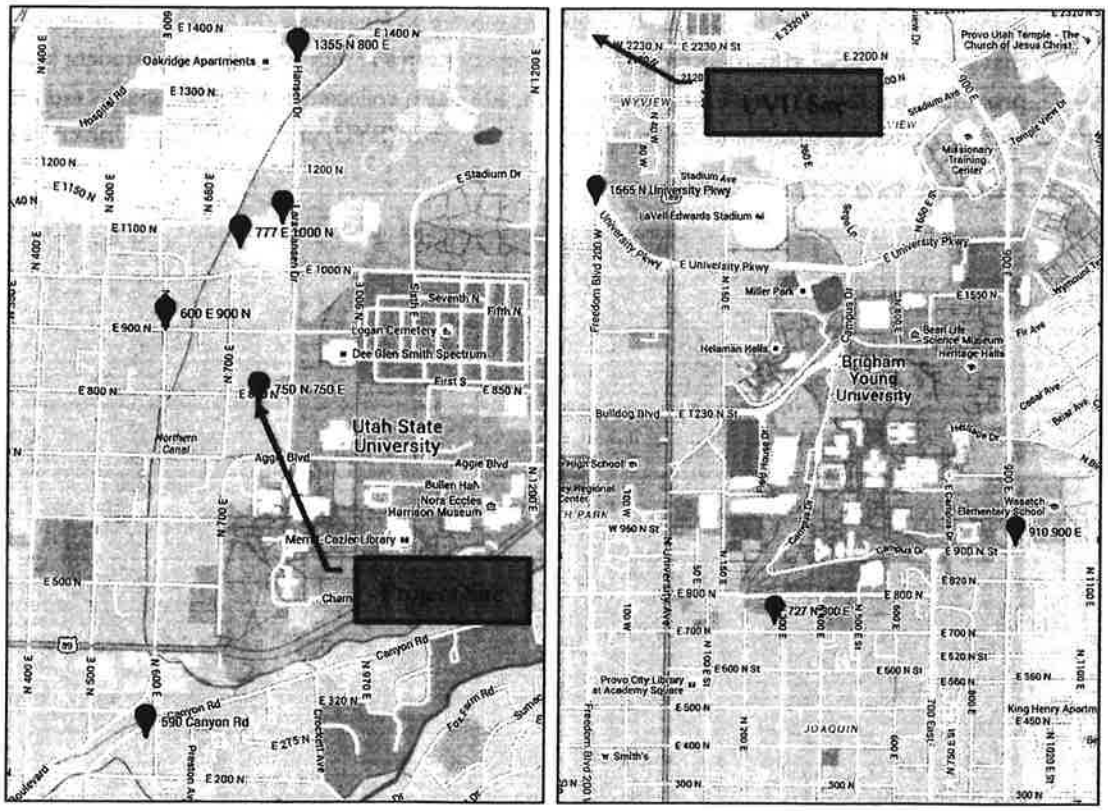
ITE publishes parking demand data from numerous sites across the United States for dozens of land use categories in *Parking Generation*, 4th Edition, 2010. Unfortunately, *Parking Generation* does not have any data specific for student apartment complexes. The most similar land use is "Low/Mid-rise Apartment" (Land Use Code 221). The data show an average parking demand of 0.59 to 2.50 parked vehicles per dwelling unit. The data are useful in that they show parking demand by time of day.

According to ITE, peak parking demand for apartment buildings occurs between midnight and 4:00 AM.

4.0 DATA COLLECTION

To estimate existing parking demand at similar locations, RSG collected parking demand data at five student-housing apartment complexes proximate to USU, and four student-housing apartment complexes proximate to BYU and UVU. The data were collected on Friday, December 4, 2015, between 1:00 AM and 4:00 AM. The nine count locations are presented below in Figure 2. Details of the parking counts can be found in the Appendix A.

FIGURE 2: DATA COLLECTION LOCATIONS



5.0 RESULTS

Figure 3 shows the peak parking demand for each of the five data collection sites in Logan. The average of the three sites closest to the proposed project is 0.71 vehicles per student. The three sites, Aggie Flats, Old Farm, and Blue Square apartments, are located a similar distance from campus (less than 0.5 miles). Their close proximity to the core of campus decreases the likelihood of students needing a private vehicle, thus reducing the overall parking demand.

Figure 4 shows parking demand data at the four locations near BYU and UVU. All of these locations had peak parking demand less than 0.7 vehicles per student.

FIGURE 3: USU PARKING DEMAND DATA

Name	Address	Occupied Parking Stalls	# Beds	Demand/Bed
Aggie Flats	600 E 900 N	134	195	0.69
Old Farm Apartments	777 E 1000 N	377	534	0.71
Blue Square Apartments	1111 N 800 E	191	260	0.73
Oak Ridge	1355 N 800 E	506	600	0.84
Cambridge Court Apartments	590 E Canyon Road	101	105	0.96

FIGURE 4: BYU/UVU PARKING DEMAND DATA

Name	Address	Occupied Parking Stalls	# Beds	Demand/Bed
Lodges at Glenwood	1565 N Univ Parkway	590	1176	0.50
Park Plaza Apartments	910 N 900 E	88	174	0.51
The Isles	727 N 300 E	101	164	0.62
Village on the Parkway	1260 West University Pkwy (Orem)	292	432	0.68

6.0 CONCLUSIONS

We offer the following summary of key findings based on the analysis presented in this memorandum:

- The current Logan parking ordinance would require 1 parking stall per bed in the proposed student housing complex to be located near 800 North 800 East.
- ITE *Parking Generation*, an industry standard for parking demand, does not contain data for student housing complexes.
- RSG conducted parking counts at multiple apartment complexes in Logan, Orem, and Provo. The average peak parking demand for three sites located in close proximity to the proposed student-housing complex was **0.71** vehicles per student. Data collected in Provo and Orem showed peak parking demand less than 0.7 vehicles per student.

PROPOSED TEXT AMENDMENT

to

LOGAN LAND DEVELOPMENT CODE

In conjunction with the Project submitted for review and approval, Applicant is proposing the following text amendment to the Logan Land Development Code. The proposed text amendment, once applied, will have the effect of allowing the current maximum density in the Campus Residential Zone (240 beds per acre) to be utilized in any number of dwelling units (including a number in excess of the 40 dwelling units which Applicant understands is currently allowed). This proposal will accommodate market demands and unit flexibility.

PROPOSAL

Below are the current applicable Land Development Code sections with the proposed changes tracked.

1. §17.12.110 Campus Residential (CR) The Campus Residential Zone is located adjacent to large educational centers such as Utah State University. This designation permits the highest density residential development in the city and is intended to relieve the student housing pressure on traditional single-family neighborhoods, especially in the core areas. Campus Residential developments may develop at a maximum residential density of ~~40 dwelling units~~240 occupants per acre in any number of dwelling units; provided that such dwelling units comply with the other provisions of this Land Development Code; and provided that no dwelling unit is occupied by more than six (6) unrelated individuals and not to exceed two (2) occupants per bedroom. High quality building design and materials will be required as well as usable open space and adequate parking. Traditional design features such as building entrances that face the street, street trees, screened parking and parking terraces will be associated with these developments. Ground floor commercial uses serving the resident population is an important component of the Campus Residential zone, and are encouraged provided they do not negatively impact adjoining residential uses. The Campus Residential development regulations are intended to: • Promote student housing near USU to alleviate housing demands in adjoining neighborhoods; • Encourage innovate design and development patterns promoting a walkable, pedestrian friendly design catering to a sense of community; and • Promote limited commercial uses serving the resident population consistent with surrounding neighborhoods.

2. §17.15.120 Campus Residential (CR) Development Standards
    a. Residential Density ~~Units~~Occupants/Acre (max) ~~40~~240

3. §17.62 Definitions
    a. "Dwelling Unit" means one or more rooms, designed, occupied, or intended for occupancy as a separate living quarter with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of the occupants.
        i. No changes.

4. §17.13.040 Neighborhood Residential Land Uses The following regulations are intended to accommodate a variety of housing choices and neighborhood-oriented services. With the exception of the Manufactured Home (MH) district, Table 17.13.040 lists the land uses allowed in all neighborhood residential zones.
    a. Table 17.13.040: Allowed Uses in Neighborhood Residential Zones LAND USE Neighborhood Zones … CR- 40 [Campus Residential] Residential occupancy of a dwelling unit by no more than six (6) unrelated individuals and not to exceed two (2) persons per bedroom. [Permitted]
        i. No changes.

OBJECTIVES

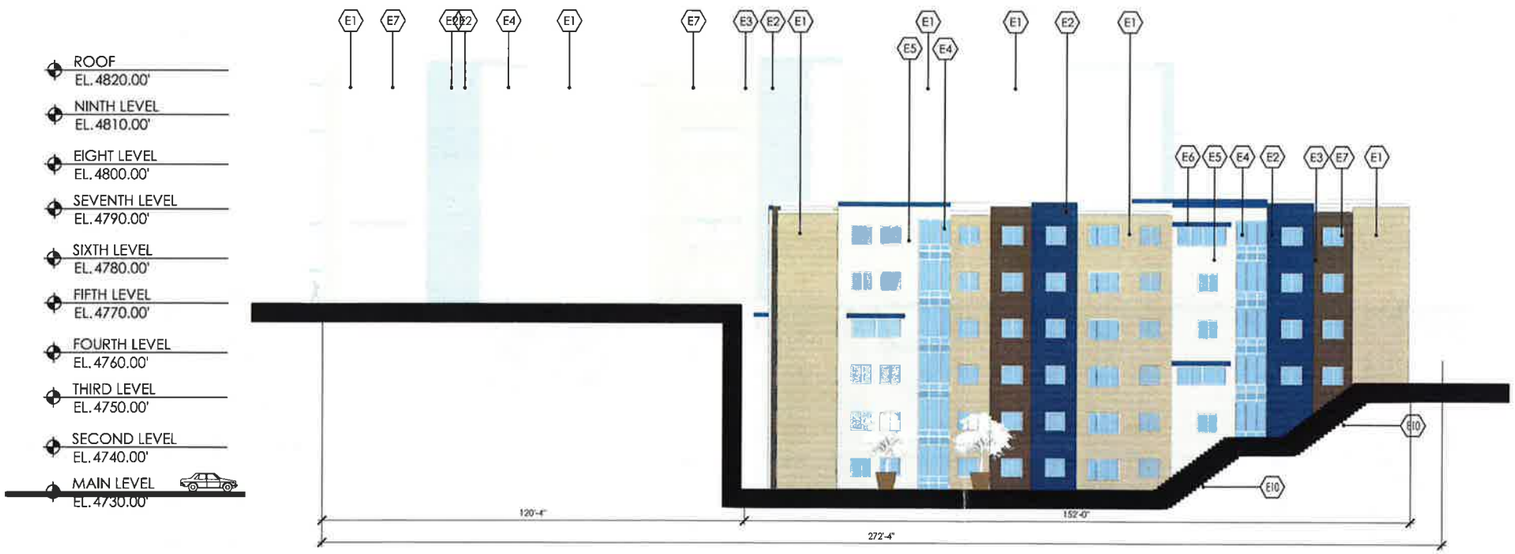
Applicant has a strong desire to improve the housing options and availability in the Campus Residential Zone. The requested text amendment will allow for flexibility in using the maximum allowable density. The requested text amendment is straightforward. In its most basic form, this text amendment, which is limited strictly to the Campus Residential zone, would allow a developer a maximum number of occupants/beds per acre (rather than the current units/acre, occupants/unit scheme). The proposed text amendment would not increase the maximum occupancy, but rather would only amend how a developer could use and allocate the maximum occupancy. This would allow the developer to cater to market demands and provide students with choices in choosing an apartment. For example, a developer in the Campus Residential zone could offer a student a one-bedroom apartment without sacrificing five occupants for density purposes. Not every student wants to live with five roommates, but the current text incentivizes developers to cram as many people as possible into a single unit.

In considering this text amendment, please also consider the following:

1. The proposed text amendment gives the students better living options;
2. The proposed development will cater to students;
3. The proposed development is right on the campus boundary, and directly across from the newly constructed USU recreation center;
4. The proposed development will replace the current structures (blight) with a thriving, modern, and much needed residential complex directly appurtenant to USU;

NORTH ELEVATION

SCALE (24x36): 1/16" = 1'-0"



WEST ELEVATION

SCALE (24x36): 1/16" = 1'-0"

EXTERIOR MATERIALS LEGEND

- E1 EIFS/STUCCO - FIELD COLOR
- E2 EIFS/STUCCO - ACCENT COLOR 1
- E3 EIFS/STUCCO - ACCENT COLOR 2
- E4 ALUMINUM STOREFRONT WINDOW SYSTEM
- E5 FIBER CEMENT SIDING - PAINTED
- E6 PRE-FINISHED METAL CANOPY
- E7 ALUMINUM/VINYL PICTURE WINDOW
- E8 PRE-FINISHED METAL GATEWAY & CANOPY
- E9 INTERNALLY ILLUMINATED SIGNAGE
- E10 RETAINING WALL

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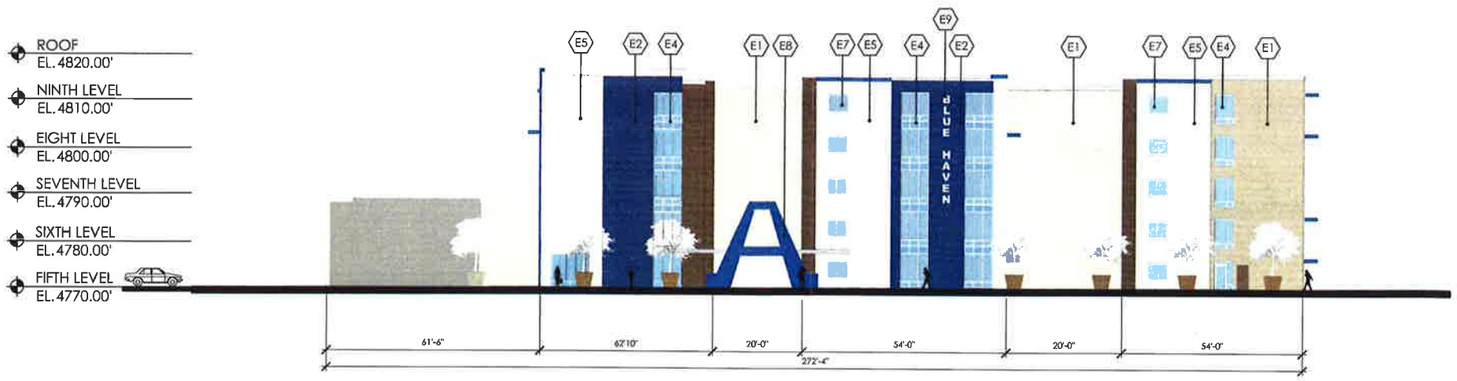
EXTERIOR ELEVATIONS

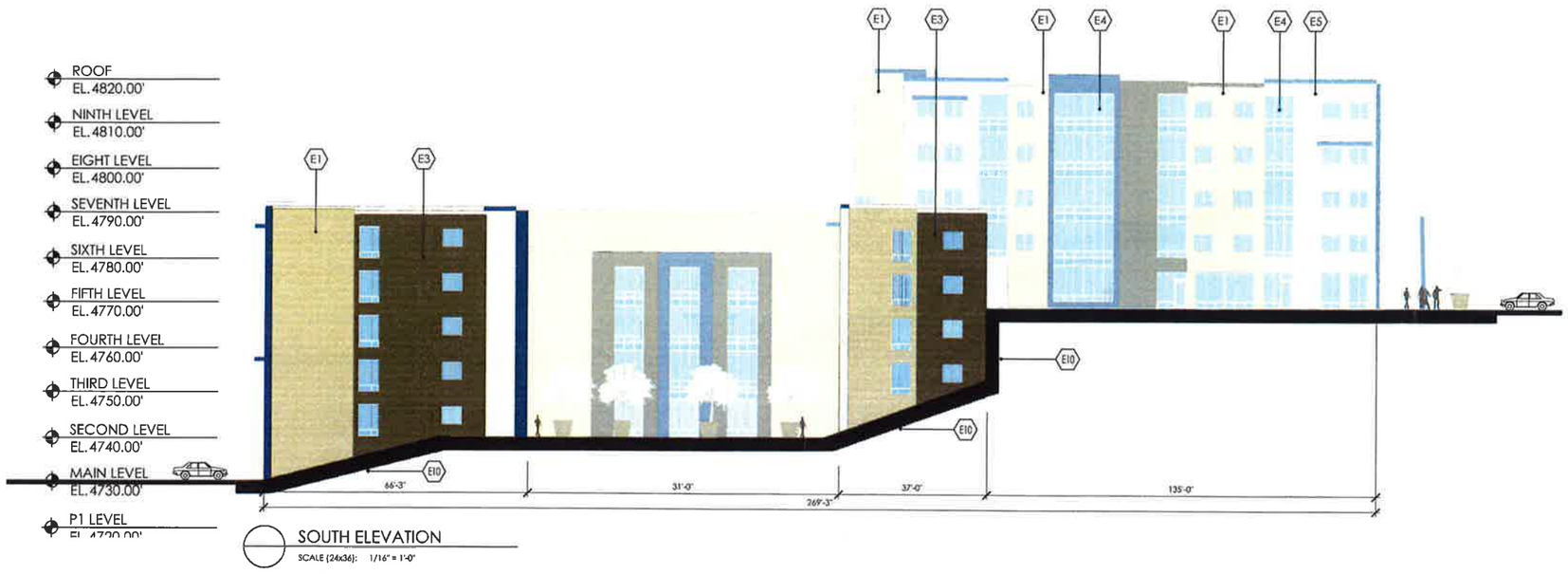
REVISIONS:

DATE: 1/5/2016
SHEET NO.

A3.2



EAST ELEVATION
SCALE (24x36): 1/16" = 1'-0"



SOUTH ELEVATION
SCALE (24x36): 1/16" = 1'-0"

EXTERIOR MATERIALS LEGEND

- E1 EIFS/STUCCO - FIELD COLOR
- E2 EIFS/STUCCO - ACCENT COLOR 1
- E3 EIFS/STUCCO - ACCENT COLOR 2
- E4 ALUMINUM STOREFRONT WINDOW SYSTEM
- E5 FIBER CEMENT SIDING - PAINTED
- E6 PRE-FINISHED METAL CANOPY
- E7 ALUMINUM/VINYL PICTURE WINDOW
- E8 PRE-FINISHED METAL GATEWAY & CANOPY
- E9 INTERNALLY ILLUMINATED SIGNAGE
- E10 RETAINING WALL

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EXTERIOR ELEVATIONS

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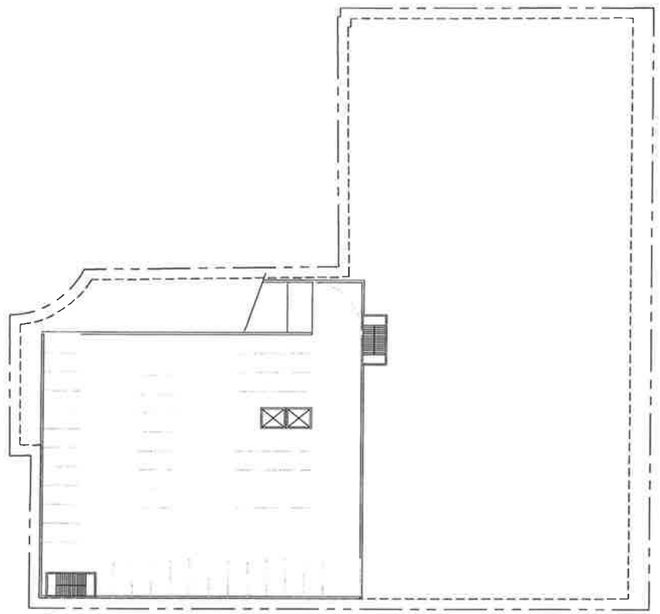
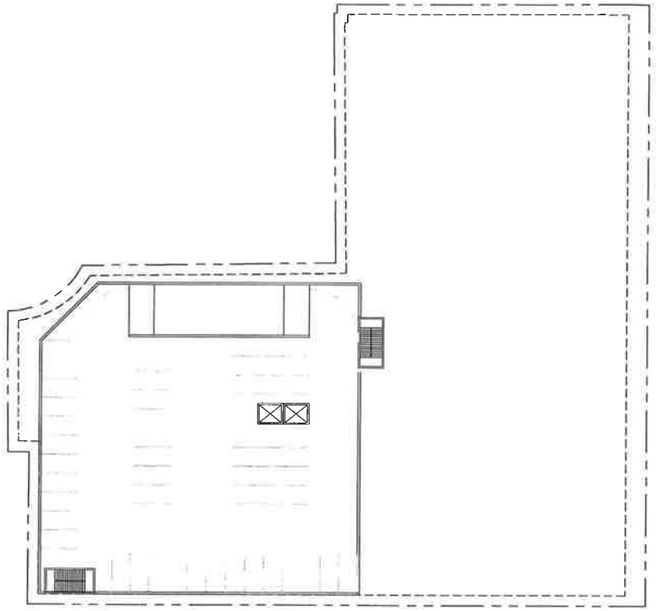
A3.1



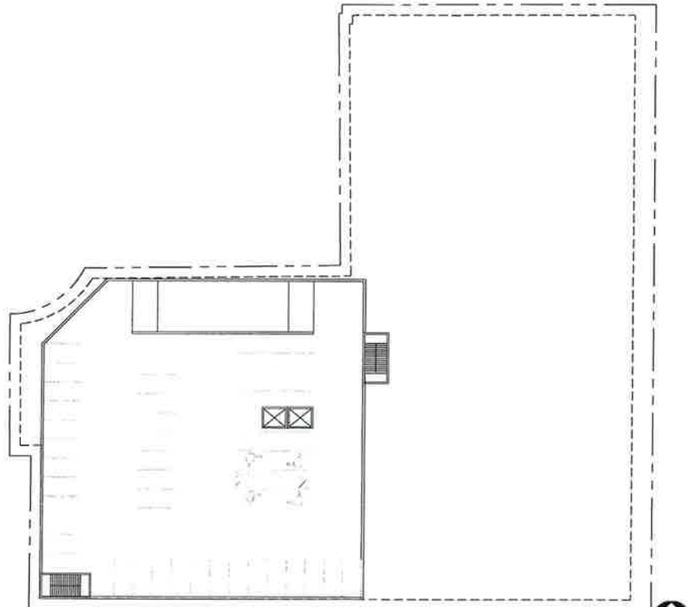
P3 LEVEL PARKING PLAN
SCALE (24x36): 1/32" = 1'-0"

NORTH



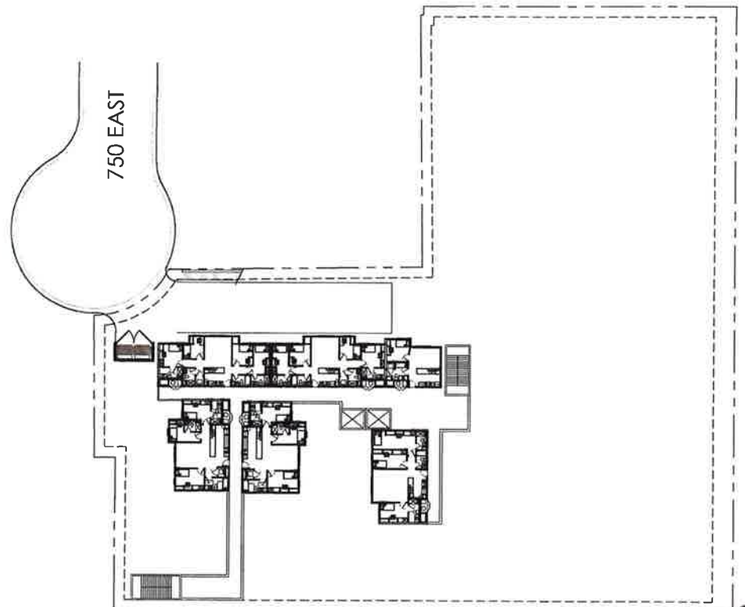
P2 LEVEL PARKING PLAN
SCALE (24x36): 1/32" = 1'-0"

NORTH



P1 LEVEL PARKING PLAN
SCALE (24x36): 1/32" = 1'-0"

NORTH



MAIN LEVEL FLOOR PLAN (750 E. STREET LEVEL)
SCALE (24x36): 1/32" = 1'-0"

NORTH

- INCLUDED IN THIS APPLICATION IS AN ALTERNATIVE PARKING PLAN REQUESTING THAT THE PARKING RATIO BE REDUCED. PARKING PLANS & STALL COUNTS ARE BASED ON THE ASSUMPTION THAT THE ALTERNATIVE PARKING PLAN WILL BE APPROVED. IF ALTERNATIVE PARKING PLAN IS NOT APPROVED, PARKING PLANS WILL BE REVISED
- INCLUDED IN THIS APPLICATION IS A TEXT AMENDMENT THAT ALLOWS THE MAX. NUMBER OF STUDENTS TO BE DISPERSED AMONG ANY NUMBER OF DWELLING UNITS. DWELLING UNIT FLOOR PLANS ARE BASED ON THE ASSUMPTION THAT THIS TEXT AMENDMENT WILL BE APPROVED. IF TEXT AMENDMENT IS NOT APPROVED, FLOOR PLANS WILL BE REVISED

FLOOR LEVEL	AREA
P3 LEVEL	20,220 SF
P2 LEVEL	22,955 SF
P1 LEVEL	22,955 SF
THIRD LEVEL	27,566 SF
FOURTH LEVEL	35,188 SF
TOTAL PARKING	128,883 SF
MAIN LEVEL	10,076 SF
SECOND LEVEL	11,134 SF
THIRD LEVEL	12,850 SF
FOURTH LEVEL	12,691 SF
FIFTH LEVEL	32,852 SF
SIXTH LEVEL	33,039 SF
SEVENTH LEVEL	19,707 SF
EIGHTH LEVEL	19,707 SF
NINTH LEVEL	19,707 SF
TOTAL HOUSING	171,762 SF

SITE BOUNDARY = 1.54 ACRES (66,837 SF)
40 UNITS PER ACRE = 61 UNITS

6 BEDS x 61 UNITS = 366 BEDS MAX

OPEN SPACE REQ'D = 13,367 SF (20%)
OPEN SPACE PROVIDED = 14,873 SF (22.3%)

USEABLE OUTDOOR SPACE REQ'D = 6,684 SF (10%)
USEABLE OUTDOOR SPACE PROVIDED = 16,765 SF (19.70%)

	P3	P2	P1	THIRD	FOURTH	TOTAL
PARKING	46	46	44	79	84	299

PARKING STALLS REQUIRED = 366
PARKING STALLS PROVIDED = 299 (82%)

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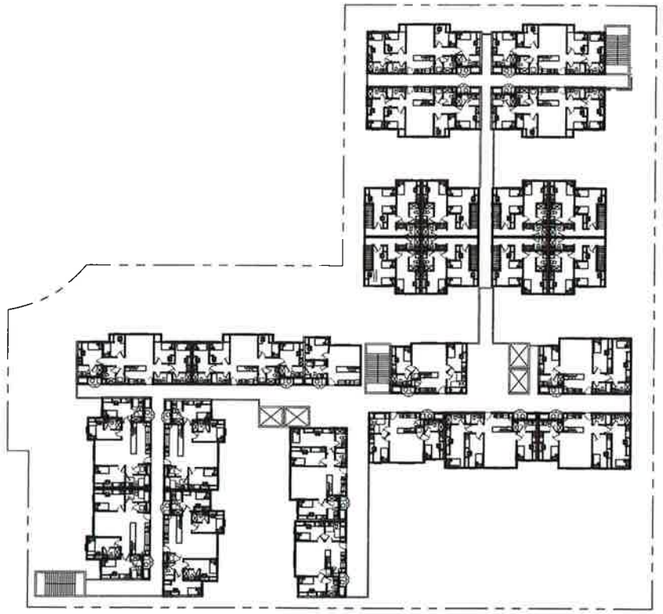
ARCHITECTURAL FLOOR PLANS

REVISIONS:

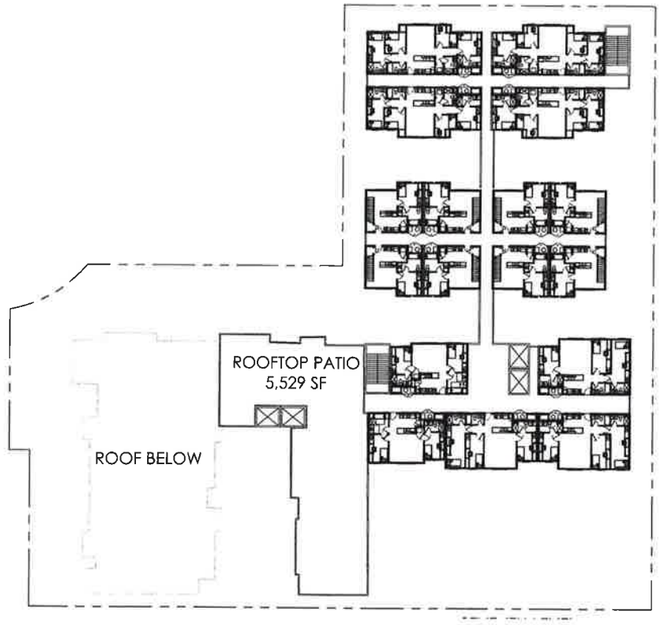
DATE: 1/6/2016
SHEET NO.

A1.1



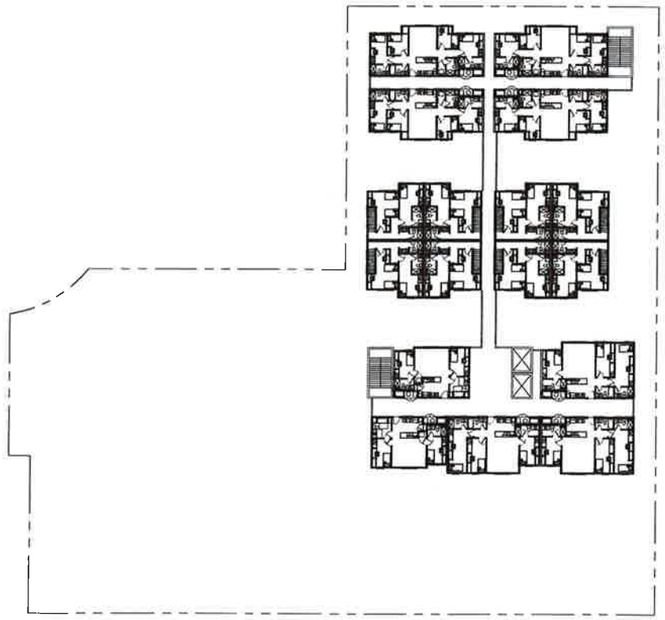
SIXTH LEVEL FLOOR PLAN
SCALE (24x36): 1/32" = 1'-0"

NORTH



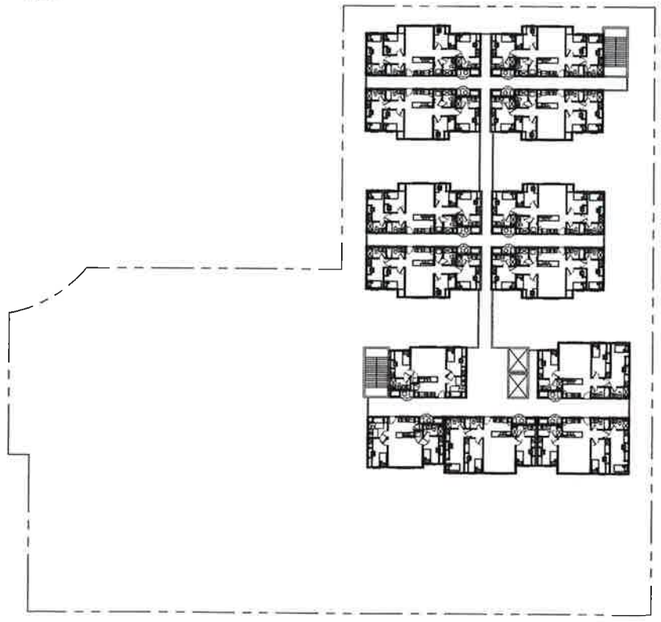
SEVENTH LEVEL FLOOR PLAN
SCALE (24x36): 1/32" = 1'-0"

NORTH



EIGHTH LEVEL FLOOR PLAN
SCALE (24x36): 1/32" = 1'-0"

NORTH



NINTH LEVEL FLOOR PLAN
SCALE (24x36): 1/32" = 1'-0"

NORTH

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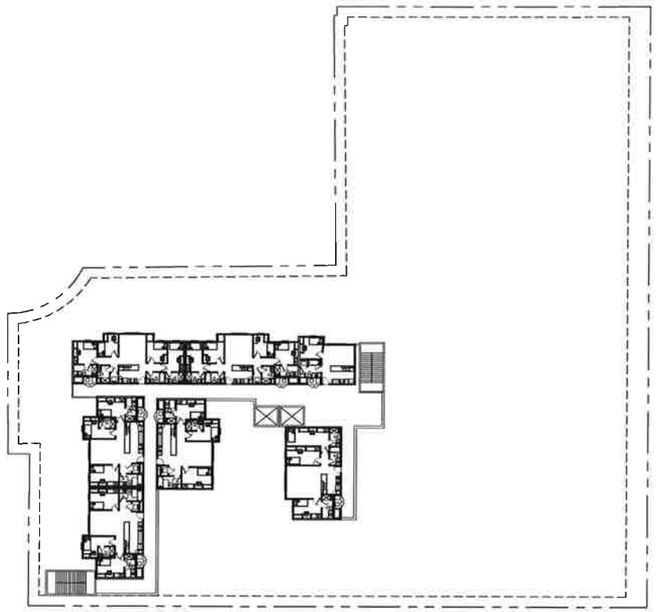
ARCHITECTURAL FLOOR PLANS

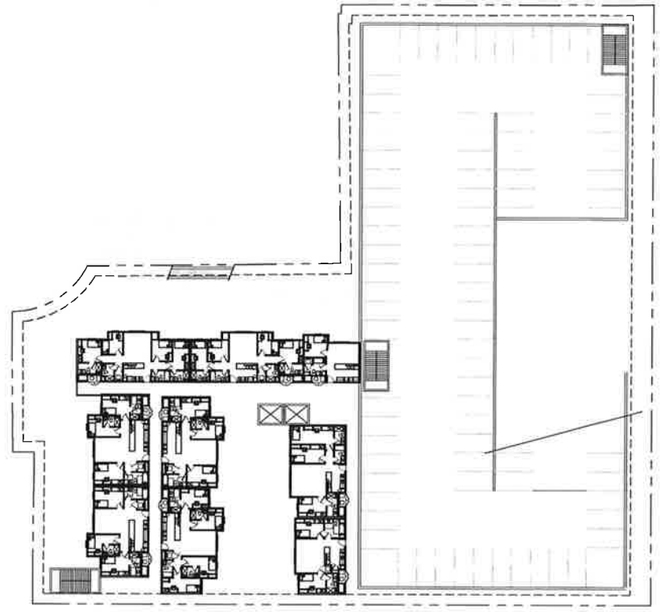
REVISIONS:

DATE: 1/5/2016
SHEET NO.

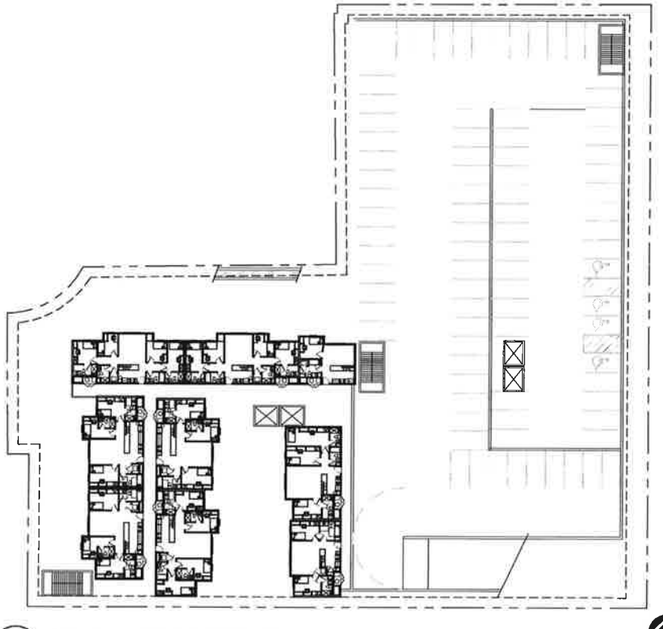
A1.2



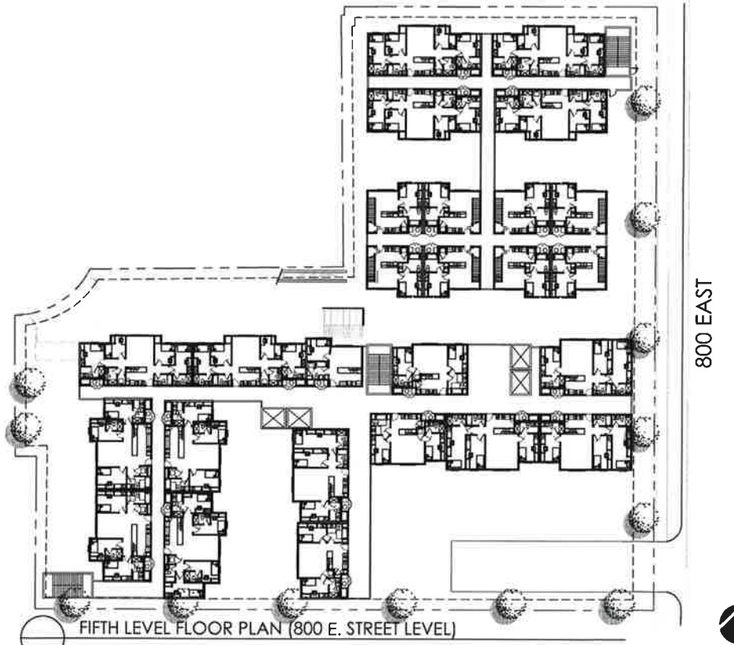
SECOND LEVEL FLOOR PLAN
SCALE (24x36): 1/32" = 1'-0"



THIRD LEVEL FLOOR PLAN
SCALE (24x36): 1/32" = 1'-0"



FOURTH LEVEL FLOOR PLAN
SCALE (24x36): 1/32" = 1'-0"



FIFTH LEVEL FLOOR PLAN (800 E. STREET LEVEL)
SCALE (24x36): 1/32" = 1'-0"

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ARCHITECTURAL FLOOR PLANS

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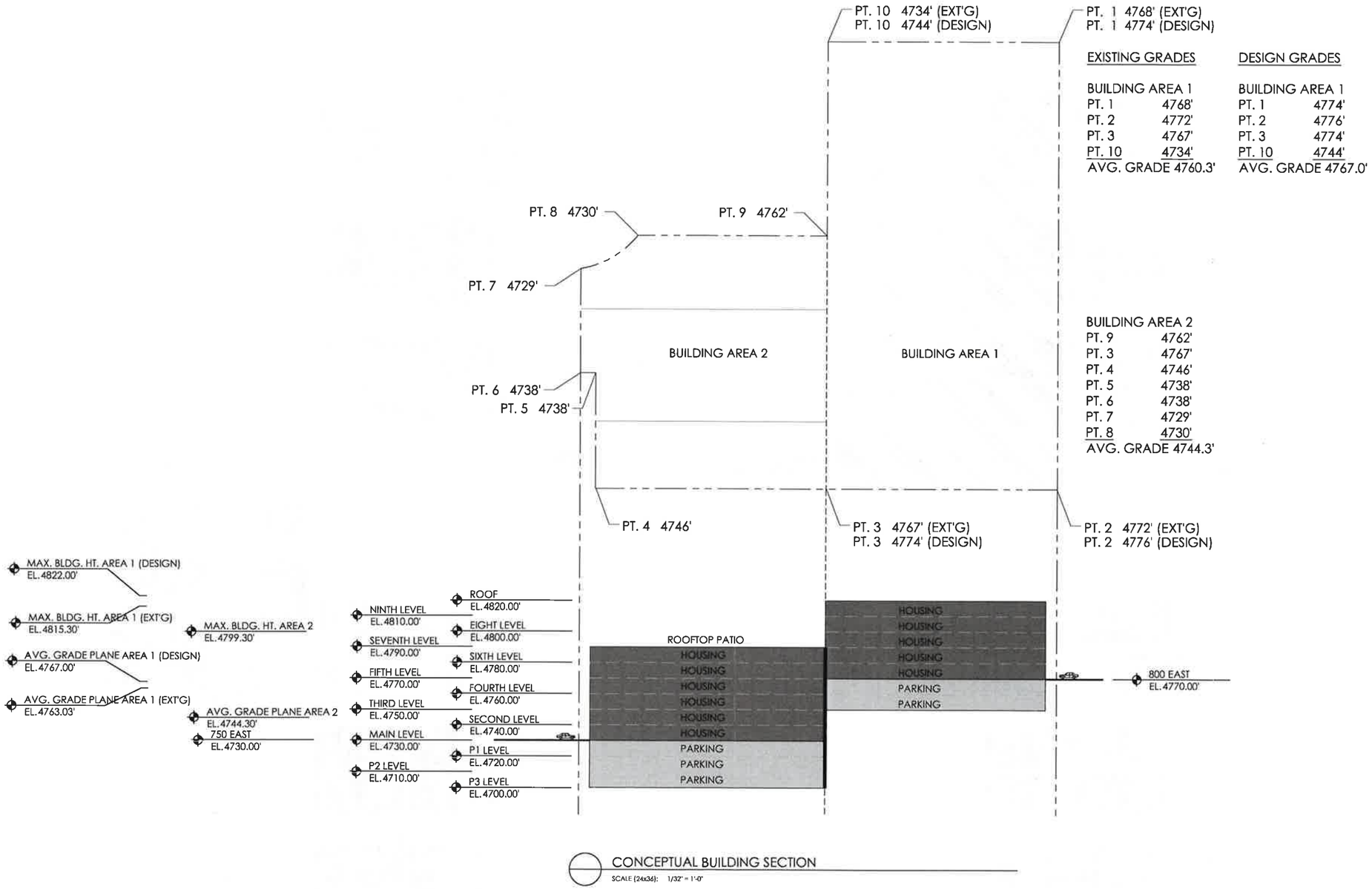
A1.2



CONCEPTUAL BUILDING SECTION

SCALE (24x36): 1/32" = 1'-0"

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CONCEPTUAL BUILDING SECTION

REVISIONS:

DATE: 1/6/2016
SHEET NO.

A1.4